



IMPERIAL
CONNECTION



UP TO 281,978 SF CLASS A INDUSTRIAL
STRATEGIC LOCATION OFF BELTWAY 8 & I-45
AVAILABLE FOR LEASE OR SALE



CONNECT FAST. OPERATE FASTER.

<1 MILE FROM SH BELTWAY 8

1.1 MILES FROM INTERSTATE 45

1.9 MILES FROM HARDY TOLL ROAD

8 MILES FROM GEORGE BUSH
INTERCONTINENTAL
AIRPORT (IAH)

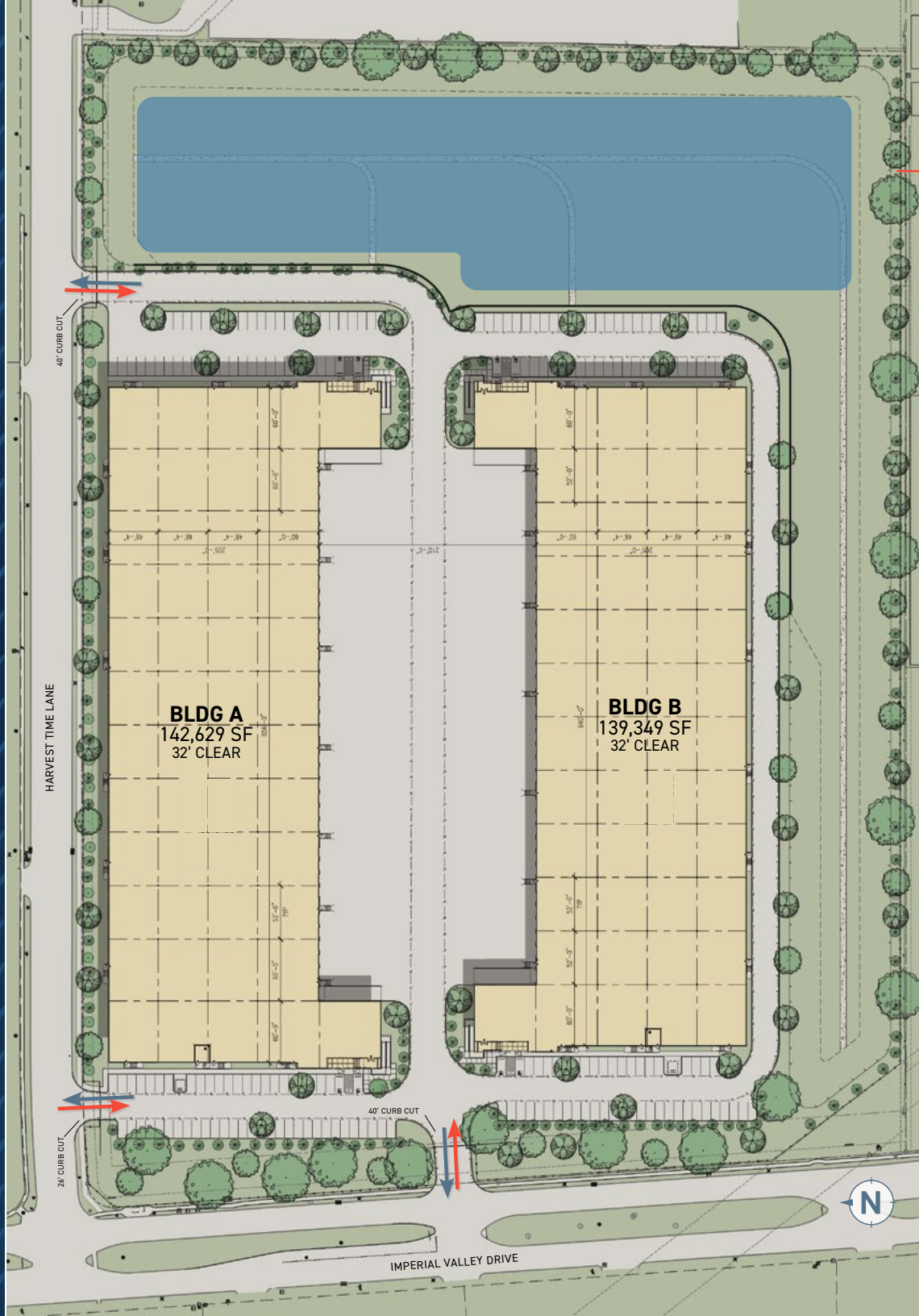
15 MILES TO HOUSTON CBD

LOCATED JUST 15 MILES NORTH OF THE HOUSTON CBD, Imperial Connection benefits from excellent access to Houston's most critical transportation thoroughfares and George Bush Intercontinental Airport.



The property is strategically located within immediate proximity to SH Beltway 8, Interstate -45 and the Hardy Toll Road, providing efficient access to a robust labor force and a population of over 1 million within a 10-mile radius.

Imperial Connection is comprised of two shallow-bay, front-load buildings equipped to deliver abundant power. The efficient development plan was designed to accommodate a wide array of tenant size requirements, ranging from 44,000 to 142,629 SF.





PROPERTY HIGHLIGHTS

| |  BLDG A |  BLDG B |
|------------------|--|--|
| BUILDING SIZE | 142,629 SF | 139,349 SF |
| SPEC OFFICE | 3,600 SF | 3,600 SF |
| BUILDING CONFIG. | Front-Load | Front-Load |
| BUILDING DEPTH | 205' | 205' |
| DRIVE-IN DOORS | 2 | 2 |
| DOCK DOORS | 33 | 31 |
| TRUCK COURT | 210' (shared) | 210' (shared) |
| MIN. CLEAR HT. | 32' | 32' |
| TYPICAL BAY | 48' X 52' (w) | 48' X 52' (w) |
| SLAB THICKNESS | 6" | 6" |
| CAR PARKING | 99 | 94 |
| POWER | 4,000 AMPS | 2,000 AMPS |
| SPEED BAY | 60' | 60' |
| FENCING & GATES | Full Perimeter | Full Perimeter |
| EXTERIOR LIGHTS | Abundant | Abundant |
| FIRE SAFETY | ESFR | ESFR |

PRIME LOCATION

AMENITIES WITHIN 5 MILES

50 RESTAURANTS

30 SHOPPING

27 HOTELS

INGRESS ----->
EGRESS ----->

GEORGE BUSH
INTERCONTINENTAL
AIRPORT (IAH)

DRIVE TIMES

- 1 INTERSTATE 45
1.8 MILES | 5 MIN.
- 2 HARDY TOLL ROAD
2.2 MILES | 5 MIN.
- 3 INTERSTATE 45
1.1 MILES | 4 MIN.
- 4 BELTWAY 8
0.9 MILES | 3 MIN.
- 5 BELTWAY 8 &
INTERSTATE 45
1.9 MILES | 5 MIN.
- 6 BELTWAY 8 &
HARDY TOLL ROAD
1.9 MILES | 5 MIN.

IAH AIRPORT

12 Mins | 8 mi

HOUSTON CBD

25 mins | 15 mi

PORT OF HOUSTON

21 mins | 29 mi

AUSTIN

2.7 Hours | 160 mi

WACO

2.7 Hours | 170 mi

TYLER

3.1 Hours | 185 mi

SAN ANTONIO

3 Hours | 205 mi

DALLAS

3.3 Hours | 225 mi





IMPERIAL CONNECTION

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